



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

SUBSEQUENT MITIGATED NEGATIVE DECLARATION

June 5, 2008

Project Name: SDG&E Mountain Empire Operator Training Facility

Project Number(s): P88-044W², Log No. 88-16-002A

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Subsequent Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Form Environmental Review Update Checklist Form
for projects with Previously Approved Environmental Documents dated
June 5 , 2008
 - b. Extended studies for Visual, Biological, Cultural and Noise
1. California Environmental Quality Act | Subsequent Mitigated Negative Declaration Findings:

| Find, that this Subsequent | Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this | Subsequent Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this

Subsequent Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Comply with all conditions identified for Major Use Permit Modification (P88-044W¹), in the Decision of the Planning Commission on the application of San Diego Gas and Electric Application Number P88-044W¹ that was approved by the Planning Commission on June 7, 1996.

Refer to the attached Form Environmental Review Update Checklist Form for projects with Previously Approved Environmental Documents dated June 5, 2008 for the rationale for requiring the following measures:

AESTHETICS:

A. Prior to obtaining any building or other permit, pursuant to this Major Use Permit Modification (P88-044W²), and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification (P88-044W²), the applicant shall^[jfe6]:

1. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Regulatory Planning Division, Zoning Counter. Plans shall include:
 - a. Indication of the proposed width of any adjacent public right of way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit from the Department of Public Works approving the variety, location, and spacing of all trees proposed to be planted within said right(s) of way. A copy of this permit and a letter stating that all landscaping within the said right(s) of way shall be maintained by the landowner(s) shall be submitted to the Department of Planning and Land Use.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non pressure water lines, valves, and sprinkler heads in those areas requiring permanent irrigation system. For areas of native or naturalizing plant material, the Landscape Plan shall show a method of irrigation adequate to assure establishment and growth of plants through two growing seasons.
- d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- e. The location and detail of all walls, fences, and walkways shall be shown on the plans. A lighting plan and light standard details shall be included in the plans.
- f. Additionally, the following items shall be addressed as part of the Landscape Plans:
 - 1. Be in substantial conformance with the Conceptual Landscape Plan shown on Figure 16 of the Aesthetics/Visual Analysis Technical Study, dated April 2008. Tree planting quantities, container sizes, and locations shall also be shown on the final landscape plans as described on page 33 of the Study.
 - 2. Be in substantial conformance with Sheets 6, 7, & 14 of 14 (berm planting and irrigations), prepared by Garbini and Garbini, submitted on February 25, 2008.

BIOLOGICAL RESOURCES:

- A. Prior to obtaining any building or other permit, pursuant to this Major Use Permit Modification (P88-044W²), and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification (P88-044W²), the applicant shall^[j£7]:
1. Provide to the satisfaction of the Director of Planning and Land Use evidence of a contract with a County and USFWS approved biologist to perform biological monitoring, placement of exclusionary fencing, conduct arroyo Toad clearance surveys, and to handle Arroyo Toad during all grading, clearing and construction activities. The contract shall include the following:
 - a. The biologist shall supervise and verify placement of the exclusionary fencing.
 - b. Supervise and monitor all grading activities to ensure against damage to biological resources that are intended to be protected and preserved. If there are disturbances, the monitor must report them immediately to DPLU Permit Compliance Coordinator.
 - c. When all grading activities have been completed, the biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact endangered species or Arroyo Toad or Least Bell's Vireo or other sensitive biological resources. The report shall include but not be limited to the following items:
 - d. Photos of the exclusionary fencing or other precautionary measures that were installed before and/or during the grading activities.
 - e. Monitoring logs showing the date and time that the monitor was on site.
 - f. Photos of the site after the grading and clearing activities.
 - g. The Biological monitor shall perform the following duties:

- h. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- i. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- j. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of endangered species the Arroyo Toad and their habitats, and the conservation measures that should be implemented during project construction;
- k. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
- l. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the DPLU (final report will release bond);
- m. Confer with the Wildlife Agencies and DPLU Permit Compliance Coordinator within 24 hours any time protected habitat or endangered species Arroyo Toad are being affected by construction;
- n. Attend preconstruction meetings and other meetings as necessary.
- o. Prepare and submit to the satisfaction of the Wildlife Agencies and DPLU weekly monitoring reports as indicated above.
- p. Perform at least two preconstruction arroyo toad surveys as determined by the agencies.

- (1) A County and USFWS approved biologist shall survey the project area. If arroyo toads are found within the project area they will be captured and trans-located, by the approved biologist, to the closest area of suitable habitat along Cottonwood Creek.
 - q. Perform Toad Survey Requirements stated in Conditions B.1.h & B.1.i
 2. Provide for the approval of the Director of Planning and Land Use evidence that 7.52 acres of northern mixed chaparral habitat credit has been secured in a mitigation bank approved by the California Department of Fish & Game, such as the SDG&E mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- B. Prior to approval and issuance of any grading and or improvement plans associated with this Major Use Permit Modification (P88-044W²), and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification (P88-044W²), the applicant shall:

1. Prior to the approval of grading, improvement, or building plans: the following specific environmental **notes** shall be placed on any of the following plans as applicable: grading, and or improvement plans, and or building plans:

~~grading notes~~

4a. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of northern mixed chaparral habitat during bird breeding season. This is defined as occurring between February 1 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nesting birds are present in the vicinity of the brushing, clearing or grading."

b. "A Biological Monitor(s) shall attend preconstruction meeting and be on site during all grading and clearing activities that could effect Arroyo Toad Habitat."

c. "At the conclusion of grading activities and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2) provide to the satisfaction of the Director of Planning and Land Use a copy of the final Biological report detailing all mitigation and monitoring activities as they pertain to the Arroyo Toad for the site for the monitoring of Arroyo Toad."

[PB8]d. "No grading, clearing, or construction activities are permitted to take place during the breeding season within suitable arroyo toad habitat. The breeding season is typically March 31st through July 31st."

e. "The biological monitor shall have the authority to halt grading and clearing activities if there are impacts, or will be impacts to Arroyo Toad. The construction shall not recommence until the monitor has obtained approval from the DPLU Permit Compliance Coordinator and the US Fish and Wildlife Service."

f. "Prior to preconstruction conference and prior to any land disturbances Arroyo toad exclusion fencing shall be installed along the western perimeter of all training areas within potential arroyo toad upland habitat prior to construction. The purpose of the fence is to exclude arroyo toads from the training site."

1. The fencing shall consist of 555 feet of 2 foot high galvanized toad fence. The fence shall be a small mesh pattern (2 feet above ground and 1 foot into the dirt) stretched between galvanized fence posts every 10' O.C. in a concrete footing. Galvanized 9 GA tension wire shall be strung top and bottom of the entire fence and attached to toad fence with galvanized hog rings. All trenching for embedment of toad fence shall be backfilled and dirt tamped.

g. "Prior to preconstruction conference and prior to any land disturbances provide evidence to the satisfaction of the Director of Planning and Land Use, that the Arroyo toad exclusion fencing has been installed along the western perimeter of the training site within potential arroyo toad upland habitat prior to construction. The purpose of the fence is to exclude arroyo toads from the training site. Evidence consists of a signed, statement from the approved project biologist, along with site photos of the fencing."

h. "Prior to preconstruction conference and prior to any land disturbances or construction activities, the project biologist shall submit, in writing, the names, any permit numbers, résumés, and at least three references (of people who are familiar with the relevant qualifications of the proposed biologist), of all biologists who might need to handle, move, or monitor arroyo toads for the proposed project. This information will be submitted to the Agencies for approval at least 15 days prior to the initiation of any arroyo toad surveys. Proposed activities will not begin until an authorized biologist has been approved by the Agencies."

i. "Prior to preconstruction conference and prior to any land disturbances or construction activities, but after exclusionary

fencing has been installed, and after the biologists for relocation have been approved by the agencies, there shall be at least two arroyo toad surveys conducted within the fenced area by a Service-approved biologist."

1. "The clearance surveys shall be submitted to the Director of Planning and Land Use and the Agencies for concurrence before any grading, clearing, or construction can occur on the site. The surveys shall consist of the following requirements. "

(a) "Surveys will be conducted during appropriate climatic conditions and during the appropriate time of day or night to maximize the likelihood of encountering arroyo toads. If climatic conditions are not appropriate for arroyo toad movement during the surveys, a qualified biologist may attempt to illicit a response from the arroyo toads, during nights (i.e., at least one hour after sunset) with temperatures above 50 degrees Fahrenheit, by spraying the project area with water to simulate a rain event. If arroyo toads are found within the project area they will be captured and translocated, by the biologist, to the closest area of suitable habitat along Cottonwood Creek".

(b) "The biologist will coordinate with appropriate property owners and with the Service to determine a specific translocation site prior to moving any arroyo toads. The date, time of capture, specific location of capture (using Geographic Positioning Systems), approximate size, age and health of the individual will be recorded and provided to the Service, within 2 weeks of the translocation, in both hard copy and digital format."

CULTURAL RESOURCES:

- B. Prior to approval and issuance of any grading and or improvement plans associated with this Major Use Permit Modification (P88-044W²), and prior

to commencement of construction or use of the property in reliance on this Major Use Permit Modification (P88-044W²), the applicant shall:

1. Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the SDG&E Mt. Empire Training Facility Project, ER Log No. 88-16-002A, to the satisfaction of the Director of Planning and Land Use (DPLU). This program shall include, but shall not be limited to, the following actions:
 - (a) Provide evidence that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program during the site preparation activities, to the satisfaction of the Director of Planning and Land Use (DPLU). A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines:
 - (1) The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
 - (2) The County approved archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
 - (3) The project archaeologist shall monitor all areas identified for development including off-site improvements.
 - (4) An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

- (5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Principal Investigator of the excavations). Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
- (6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- (7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.
- (8) If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage

Commission, shall be contacted in order to determine proper treatment and disposition of the remains.

- (9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- (10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists / researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- (11) In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.
- (12) In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

2. Prior to the approval of grading, improvement, or building plans: the following specific environmental **notes** shall be place on any of the following plans as applicable: grading, and or improvement plans, and or building plans:
 - a. "The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program."
 - b. "During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Principal Investigator of the excavations). The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator."
 - c. "In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods."
 - d. "The consulting archaeologist shall monitor all areas identified for development including off-site improvements."

- e. "If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains."
 - f. "Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator."
- D. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
- 1. Complete and submit to the satisfaction of the Director of Planning and Land Use, a final Archaeological Monitoring Program report. Completion shall include the following:
 - a. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
- Or
- b. In the event that resources are found, a detailed report shall be required that includes the following:
 - i. Department of Parks and Recreation Primary and Archaeological Site forms.
 - ii. Evidence that all cultural materials collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be

transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

DPW

A. Prior to obtaining any building or other permit, pursuant to this Major Use Permit Modification (P88-044W²), and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification (P88-044W²), the applicant shall^[jef10]:

1. Show, on the Plot Plan, the ultimate right-of-way limit and the ultimate building line setback for Old Highway 80 (SC 1883), a Collector Road with bike lanes on the Circulation Element of the County General Plan, to the satisfaction of the Director of Public Works.^[p11]
2. Relinquish access rights onto Old Highway 80 and Old Highway 80 (SC 1883) except for one (1) existing commercial driveway opening and one (1) proposed commercial driveway opening [as shown on the officially submitted Plot Plan] located a minimum distance of three-hundred feet (300') apart from each other, to the satisfaction of the Director of Public Works.

~~To process the necessary relinquishment documents, the applicant must submit all Deeds of Trust, Grant Deeds, Preliminary Title Reports, and a minimum deposit for document processing fees to the Real Property Division.~~

3. Submit plans for any and all proposed drainage improvements, which shall be prepared by a registered civil engineer and approved by the County of San Diego, Director of Public Works.
4. Execute a Covenant Not To Oppose A "No Parking" Restriction along the Old Highway 80 (SC 1883) frontage, to the satisfaction of the Director of Public Works.^[p12]
5. Obtain a grading permit, required prior to commencement of the grading, when quantities exceed 200 cubic yards of material and/or cuts or fills of 8' or more per criteria of Section 87.202 of the County Code.

~~6. 16.—The Board of Supervisors adopted a Transportation Impact Fee (TIF) ordinance on April 20, 2005, which became effective on June 19, 2005. The adoption of this ordinance, as discussed below, will affect the processing of your permit application. The purpose of this letter is to explain to you what the TIF is and inform you of your options regarding this new program. Additional information, including the text of the ordinance, may be accessed at the following website:~~

~~<http://www.sdcountry.ca.gov/dpw/permits-forms/manuals.html>~~

~~This program requires the payment of an impact fee, usually assessed at the time of issuance of building permits. For residential projects the TIF will be assessed per Equivalent Dwelling Unit. For commercial and industrial projects the fee will be assessed per square foot of building area. The TIF will be used to fund many future circulation element roadway improvements and is an important component of an overall program that can be relied on to mitigate cumulative traffic impacts. Payment of the TIF, in most cases, will be sufficient to mitigate for the cumulative traffic impacts of your project.~~

~~Your project will generate new traffic that will use County roads that currently or in the future will operate at unacceptable levels of service. Therefore, your project contributes to a significant cumulative traffic impact and mitigation will be required. Although you have the option of hiring a consultant to prepare your own cumulative traffic study that identifies impacts and proposes mitigation, you may instead take advantage of the TIF program as mitigation. The fee will be assessed at the time of issuance of~~

~~building permits. Please note this fee is subject to change as the TIF program is adjusted. Please contact your DPLU Project Manager when you have made your decision or if you have any questions.~~¹⁶. [Furnish the Director of Planning and Land Use a letter from DPW, stating Conditions A.1 through A.1~~6~~ have been completed to that department's satisfaction.]

- C. Prior to obtaining any building permit pursuant to this Major Use Permit Modification (P88-044W²), and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification (P88-044W²), the applicant shall^[jff13]:

1^[PB14]. Submit evidence to the satisfaction of the Director of Planning and Land Use (Building Division) that all "Prior to Use or Occupancy" conditions of this Major Use Permit P88-044W² have been printed on a separate sheet of all building plans associated with this Major Use Permit:

- a. The conditions shall be printed on a separate sheet of the building plans.
- b. The Directors of Public Works or Planning and Land Use may waive this condition to allow the issuance of a grading permit. The requirement shall be met before the issuance of any building permit.

- D. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification (P88-044W²), the applicant shall:
1. Obtain a Construction Permit from the Department of Public Works for work in the County right-of-way and pay the necessary construction inspection deposits.
 2. Construct the proposed southerly commercial driveway opening onto Old Highway 80 per County Design Standard DS-7, with appropriate taper transitions, to the satisfaction of the Director of Public Works.
 3. Have a registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both

directions along Old Highway 80 from the driveway openings, for the prevailing operating speed of traffic on Old Highway 80. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Director of Public Works.

4. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Department of Public Works, stating Conditions A.9 through A.11 have been completed to that department's satisfaction.
- E. Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by this Major Use Permit Modification (P88-044W²), the following conditions shall apply during the term of the Major Use Permit Modification (P88-044W²):
1. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 9528 and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 2. The project shall conform to the approved plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703.
 3. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all

terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

ADOPTION STATEMENT: This Subsequent Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Donna Beddow, Planning Manager
Regulatory Planning Division

ea: :